

East Toowoomba, 162 Hume Street

Major Freehold Investment on Significant Land Parcel

LJ Hooker Commercial Toowoomba are pleased to present an exceptional opportunity to acquire a 100% tenanted freehold investment in one of Australia's fastest growing regions. Underpinned by major tenants including The State of Queensland, GHD and McClean Care; this prominent corner location is located within a highly desirable zoning offering significant holding income with long term development opportunity.

Highlights:

- 3,680* sqm corner site with Mixed Use Parkland Living Precinct Zoning
- 2,160* sqm Net Lettable Area across two levels
- 100% leased providing an Estimated Net Income of \$721,397* per annum
- WALE of 3.6 years by Income
- Recent Cap Ex including refurbished common areas, air-conditioning
- 72 on-site car parks
- Located opposite Toowoomba Courthouse, Toowoomba Police Station and in the centre



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
Contact Agent

Building Area
2,172sqm

Contact
Christopher Stewart
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cstewart@ljht.com.au

Justin Eastwell
0408 458 014
jeastwell@ljht.com.au

Toowoomba
(07) 4688 2222

of the finance and legal precinct of Toowoomba's CBD

For further information please contact the exclusive agents, Chris Stewart and Justin Eastwell of LJ Hooker Toowoomba.

* Approx.

More About this Property

Property ID	ZZXG6F
Property Type	Offices
Building Area	2172 m ²
Land Area	3680 m ²

Christopher Stewart 0451 948 001

Director | cstewart@ljht.com.au

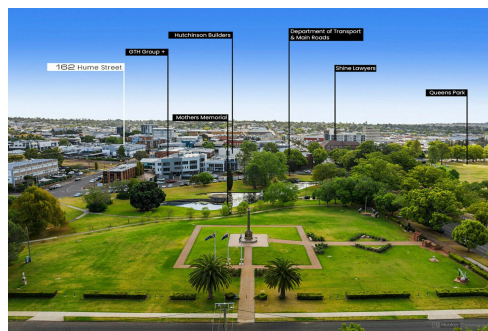
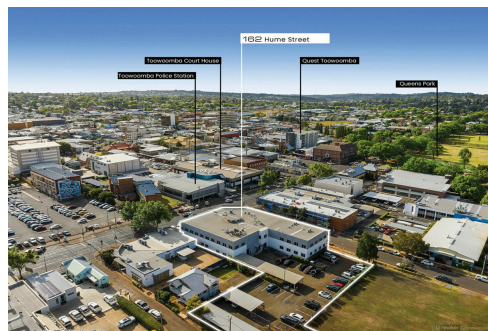
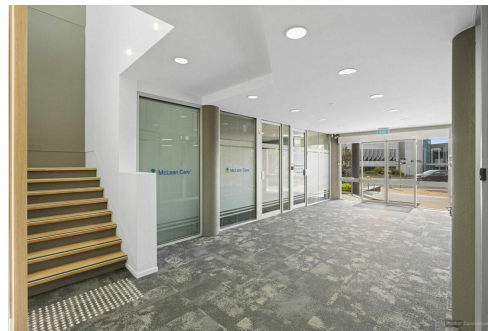
Justin Eastwell 0408 458 014

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